

**Weare Open Space Committee**  
**Minutes**  
**June 28, 2005**

In attendance were: John Ciampi, Andrea Alderman, George Malette, Pat Myers, Paul Kosciuzek, Mike and Sandy Boyko, Peter Spragg and Andy Fulton.

Guest included Paul Doscher of the Forest Society.

Andrea called the meeting to order at 7:20 PM.

**1). Chipmunk Falls Land Contacts** – Andy Fulton gave a guided tour of the Chipmunk Falls area to members of the WCC and WOSC members on May 31, and this activity was met with appreciation from the members present. Andrea pointed out that this area is under various ownerships, and the goal here is to try and make contact with them and determine their position on land conservation, which would, in effect, serve as a second tier to the initial mailing. Andrea related that Steve Najjar was willing to make individual phone calls to personalize the contacts. Andy stated it seems to him to be a logical next step. One property that has garnered interest with the Committee is lot #96 because of its large size and frontage along Rt. 114. Mike suggested the Committee begin making contact with the largest landowners first, and proceed from there. Andrea revealed that the general plan now is to focus on prioritizing potential lands, and to consider mailings to property owners with less than 50 acres. Mike chimed that it may be advantageous to provide information to potential prospects explaining the various levels of benefits that can be reaped from land conservation. He also divulged an outline of several properties that the Committee should focus its attention in this area. Andy suggested approaching this area as a designated natural area, and not so much as a recreation area, which would help control public access since public parking is unavailable. George asked the Committee if there exists a methodical procedure for approaching prospects. Sandy replied that almost 100 informational missives were dispatched regarding land protection, but to date no follow up has occurred. Mike suggested a remailing as a follow up to the initial mailing. Andy recommended concentrating on the Clement and Devough properties, since those properties are considered prime, accounting for their location and size. Concluded action: it has been held in agreement that the three property owners, Columbo, Clement, and Devough be contacted to determine their predispositions concerning future land use conceptions.

**2). Paul Doscher** – Paul is here this evening to inform the WOSC that a property owner has demonstrated viable interest in procuring his property under land conservation located on Tiffany Hill Rd. The property owner is Tom Oliphant, and he owns 80 acres, of which he is considering developing/conserving 65 acres. Henry Tiffany Jr. approached Mr. Oliphant and asked him if he were willing to place the 65 acres into conservation, of which Mr. Tiffany was willing to contribute an unspecified amount of money toward its procurement as conservation land. Paul showed the Committee the preliminary subdivision plans, comprising 17 units. Craft Appraisal Services quoted \$455K as the developable market value price. Gordon and Henry Tiffany are pondering how much funding they might be willing to contribute toward the purchase of this land. Paul estimated the differential value of the property between that of conservation value and development value, to be \$390K. Paul asked the Committee to summarize its thoughts concerning this

matter, and he related he felt this property is worth pursuing. Paul suggested that the Committee could wait until Town meeting and ask for funding for this specific project, rather than asking for a generic sum of money for an unspecified project. Paul said there is no real hurry, but nevertheless, activity should continue along progressive lines, maintaining dialogue with the Tiffany's and Mr. Oliphant. Paul pointed out that the property is a veritable "wildlife extravaganza", providing early succession growth, which is conducive to various species of wildlife. The general area also has existent conservation property in a fairly large contiguous block. At this juncture, discussion centered on different approaches to acquiring this property as conservation land. Pat wondered if it were feasible for the Town to take on future responsibilities for an easement. Paul related to the Committee that the main choice we have is to purchase the property with available funds, or wait until Town meeting and make request for appropriation for funds, but regardless, some "good faith" decision should be made in the near future to "keep the ball rolling". Andy related that this matter needs to go before the WCC. Mike made motion *that as a committee, we are interested in following up on this land, for the purpose of placing an easement on it in the future.* Andy 2<sup>nd</sup>. All voted in the affirmative, and the motion carries. Mike stated that he will act as the point person between the Forest Society and Henry Tiffany. Paul stated that what is important now is to determine how the Committee wants to move forward, and this query needs some research into availability of funds, and what type of strategy can be employed. Andy added that acquiring town funds may not be too difficult since the Committee has a specific property in mind, and based on the recent acquisition of other properties in Town, has a viable agenda, lending itself credibility. Paul will initiate this possible land purchase by notifying Tom and Henry on the results of this evenings meeting, and to suggest to them that they open dialogue with the WOSC. Mike suggested that a meeting between Mr. Oliphant and the Committee take place in order to come to know him and become acquainted with the property.

**3). Rod Wilson** – Steve Najjar needs to contact Margaret Watkins, of the PWA, to establish if her organization would be willing to pursue Mr. Wilson's property as potential conservation land. Steve is acting as the nexus between the WOSC and the PWA.

**4). Minutes** – The Committee read last months minutes of May 24, and the following changes were proposed:

- ✓ # 3, 1<sup>st</sup> bullet, 4<sup>th</sup> line down, should be changed to read, *"...to maintain contact with Margaret Watkins of the PWA for their possible interest in partnering in this project"*.
- ✓ #4, 1<sup>st</sup> line, the name "Couture" should be changed to "Colombo".
- ✓ #4, 2<sup>nd</sup> line down, should be changed to read, *"...area. Andy stated that he had not made contact with Mr. Colombo, and prior to speaking with him, Andy wants to further discuss the Chipmunk Falls area with the WOSC members. Andy did speak with an abutter, Steve Couture, who had wanted to access Mr. Colombo's parcel"*.
- ✓ #4, 6<sup>th</sup> line up from bottom, strike "*newly proposed*" and add "*potential*".
- ✓ #4, 5<sup>th</sup> line up from bottom, strike the word "*and*".

Andy made motion to accept the minutes as amended, and Pat 2<sup>nd</sup>. All voted to accept, and the motion carries.

**5) Peter Spragg** – Addressed the Committee concerning some property he owns that he may want to place into conservation protection, located on Rockland and

River roads. Peter revealed there are three parcels, a two acre tract, an eleven acre, and a 15 acre tract. The 15 acre tract has 1500' of frontage along an old railroad bed. Peter descanted on some of the history of his involution concerning his property in order to give some backdrop to the Committee. Andrea thanked Mr. Spragg for this information, and this matter is on hold for now.

**6). Duck Pond Update** - George related that the units are now up to 62 from 60, with one of the lots pushed into the commercial area. The wildlife corridor remains, but not as wide as originally stipulated. Pat stated that the PWA Open Space Committee has decided not to undertake any interest in this property, even though they understand it is rich and diverse in wildlife. The PWA feels it would be too burdensome for them to be involved here, accounting mainly for the area's fragmentation and density of housing. George stated he plans on bringing this topic before the WCC, and to keep Tom Carr informed on the recent developments with NBAC, and to allow the Commission to make comment for Planning to consider. Pat opened discussion to determine the feasibility of having the Town accept a deed restriction on this property, but no consensus materialized on this.

**7). Non Public Session** – At 9:25 Andy made motion to go into non public session according to the procedure set forth in RSA 91-A: 3 II e, and John 2<sup>nd</sup>. All voted in the affirmative, and the motion carried. Those present for this non public session were: Andrea Alderman, John Ciampi, Paul Kosciuzek, Pat Myers, Andy Fulton, Peter Spragg, Sandy and Mike Boyko, and George Malette.

Pat moved to seal and restrict the minutes of the non public session per RSA 91-A:3 III, and Mike 2<sup>nd</sup>. All voted in the affirmative, and the motion carries.

John moved to exit the non public session at 10:20 PM, and Mike 2<sup>nd</sup>. All voted in the affirmative, and the motion carries.

A copy of the non public session minutes was written separately, with one copy going to the Town Clerk, and one copy to go to the Town Land Use Coordinator, Naomi Bolton.

The results of this meeting was to seek further research into acquiring this property for conservation; to acquire another appraisal; and to continue pursuing this matter to whatever end is finalized.

**8). Adjournment** – Andy moved to adjourn, and Sandy 2<sup>nd</sup>. All voted in the affirmative, and the motion carries. With no further business to conduct this evening, Andrea called the meeting to adjournment at 10:25 PM.

Respectfully Submitted,

John Ciampi

CC: Tina Pelletier  
Town Clerk  
BOS  
WOSC Files